

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, March 21, 2016  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa

Alternates present: P. Aho, T. Berthelot

Staff present: Linda Painter, Director of Planning and Development  
Janell Mullen, Assistant Planner/Zoning Enforcement Officer

Chairman Goodwin called the meeting to order at 6:30 p.m.

**Approval of Minutes:**

a. March 7, 2016- Regular Meeting:

Hall MOVED, Chandy seconded, to approve the 3-7-2016 minutes as presented. MOTION PASSED with all in favor except Goodwin and Westa who disqualified themselves.

b. March 16, 2016-Field Trip Notes:

The Field Trip Notes of 3-16-16 were noted.

**Zoning Agent's Report:**

Noted.

**Public Hearing:**

**Special Permit Application, Efficiency Unit, 152 Cedar Swamp Road, M. Ricci owner/applicant, PZC File #1339**

Chairman Goodwin opened the Public Hearing at 6:35 p.m. Members present were Goodwin, Ausburger, Chandy, Hall, Lewis, Rawn, Ryan, Ward, Westa and Alternates Aho and Berthelot. No Alternates were seated. Linda Painter, Director of Planning and Development, read the Legal Notice as it appeared in The Chronicle on 3/8/16 and 3/16/16 and noted the following communications received: a 3/14/16 memo from Janell Mullen, Assistant Planner/Zoning Enforcement Office; and a 3/17/16 B100a Approval from the Eastern Highlands Health District. Painter noted for the record the notices were sent by the applicant to the abutters within 500 feet and the certified mailing receipts have been submitted to the office for verification.

The applicants/owners, Dustin Ricci and Mark Ricci, who reside at 152 Cedar Swamp Road, were present.

Chairman Goodwin noted there were no questions or comments from the Public or the Commission. Ward MOVED, Rawn seconded, to close the Public Hearing at 6:38 p.m. MOTION PASSED UNANIMOUSLY.

**Old Business:**

a. **Special Permit Application, Efficiency Unit, 152 Cedar Swamp Road, M. Ricci owner/applicant, PZC File #1339**

Ryan MOVED, Hall seconded, to approve the March 1, 2016 application of Mark Ricci to allow an efficiency dwelling unit at 152 Cedar Swamp Road in an RAR-90 zone, as shown on submitted plans and described in other application submissions and as presented at Public Hearing on March 21, 2016.

Pursuant to Article V, Section B. of the Mansfield Zoning Regulations, the site plan requirements contained in Section B.3.d are hereby waived as there is no proposed expansion of the building and the information is not needed to determine compliance with the zoning regulations.

This approval is granted because the application is not expected to result in any detrimental neighborhood impacts and is considered to be in compliance with Article X, Section L; Article V, Section B; and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval has been granted for a one-bedroom efficiency in association with a single-family home having up to three additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from the Eastern Highlands Health District and the Planning and Zoning Commission.
  2. This approval is conditioned upon continued compliance with Mansfield's Zoning Regulations for efficiency units, which include owner-occupancy requirements, limitations on the number of residents in an efficiency unit and limitations on the number of unrelated individuals that may live in a dwelling unit pursuant to the definition of Family contained in the Zoning Regulations. These limitations apply regardless of the number of bedrooms present in the home. Pursuant to Article X, Section L.2, the applicant shall submit a notarized affidavit certifying owner occupancy every two years, starting on January 1, 2018.
  3. This special permit shall not become valid until filed upon the Land Records by the applicant.
- MOTION PASSED UNANIMOUSLY.

**b. Modification Request to a Gravel Permit, 1090 Stafford Road, PZC File #1258**

Goodwin MOVED, Rawn seconded, to approve the modification to the Special Permit for the gravel removal operation performed by Phil DeSiato from the Green Property located at 1090 Stafford Road.  
MOTION PASSED UNANIMOUSLY.

**c. Draft Zoning Regulations**

Painter distributed and explained the draft of the water pipeline overlay map and reviewed the revisions to the Stormwater Regulations that were made after input from Derek Dilaj, Assistant Town Engineer. Revisions to the draft map of the overlay district will be made based on Commission comments. The revised map will be reviewed at the next meeting.

**d. Zoning Map Amendment Application, 91 & 93 Meadowbrook Lane, PZC File #1338**

Item is tabled pending a 5/2/16 Public Hearing.

**e. Special Permit Application, Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, PZC File #1284-3**

Item is tabled pending a 5/2/16 Public Hearing with a Field Trip set for 4/13/16.

**New Business:**

**a. Ad Hoc Committee on Rental Regulations and Enforcement**

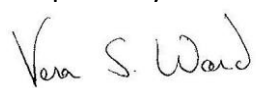
Chairman Goodwin tabled discussion until the next meeting.

**Reports from Officers and Committees:** The Director reviewed her written report.

**Communications and Bills:** Noted.

**Adjournment:** The Vice Chair declared the meeting adjourned at 7:06 p.m.

Respectfully submitted,



Vera S. Ward, Secretary